MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132490/FH/2021
Date registered valid:	20 December 2021
Proposal:	Erection of a two storey front extension together with front porch; hip to gable extension first floor rear extension and installation of rear roof dormer form additional living accommodation.
Address:	23 Westdale Gardens, Manchester, M19 1JA
Ward(s):	Burnage Ward
Applicant:	Mrs Yasmin Naeem, 23 Westdale Gardens, Manchester, M19 1JA
Agent (if any):	Mr V Alyas, Architek, 916 Stockport Road, Manchester, M19 3AB
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 31st March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16th February 2022

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 9 March 2022 Expired: 19 March 2022

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building
The application relates to a two-storey semi-detached C3 dwellinghouse with white rendered elevations and a red tiled hipped roof featuring a front gable. The property has previously had the benefit of a single storey rear extension (Permitted Development). The plot includes a front garden, driveway and rear garden, which is accessed down the side of the property. The driveway is block paved and can accommodate at least 2 vehicles off road. The gardens to the front and rear are of roughly equal size. The boundary treatments between properties and to the frontage are timber panel fences of varying heights together with established planting. There is a ramped area that leads out from the single storey rear extension out to the garden area. The property is located in the Burnage ward of the City.

Description of area
Westdale Gardens is a residential cul-de-sac of similar semi-detached brick and white rendered family dwellinghouses located close to Shawbrook Road in Burnage. Many of the properties have had the benefit of a variety of extensions throughout the estate.

Description of development
The applicant wishes to build an infill 2 storey extension to the front of the property, this would replace the existing porch to the ground floor. It would pull it forward slightly to be in line with the existing bay window. To the rear is proposed a hip to gable roof, first floor rear extension and a rear dormer to form additional living accommodation. The development is to create a more workable layout for the disabled occupant. The accommodation created by the front 2 storey infill extension would provide a larger accessible porch to the ground floor, with the first floor being a sensory room to be used by one of the occupants of the house. The first- floor rear

extension would provide for an additional bedroom. A further bedroom with en-suite is to be created in the additional loft space. The extensions have been styled with gable and dual pitched rooflines to match the host property and the character of others throughout the estate. The rear garden would remain as a lawned area.

Consultations & Notification Responses

Local residents were informed- 2 rounds of consultation took place, no representations have been received.

Issues

Policies
The following policies are considered relevant in the consideration of this application.
Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:
- Policy DC1 - Residential Extensions
The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:
- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
The National Planning Policy Framework (NPPF, 2019):
Chapter 12 - Achieving well-designed places
For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Principle - Extending an existing dwellinghouse in an established residential area to create additional living accommodation is considered acceptable in principle, however, consideration must be given to the proposals siting, scale, design, appearance and impact upon both residential and visual amenity.

Siting, scale and massing - The rear extension would project only as far from the rear as the existing single storey extension this being 3 metres. Originally it was proposed that it would occupy the full width of the existing property on the rear, however following negotiations, this has now been set in considerably off the common boundary with number 21 Westdale Gardens. The first- floor rear extension would measure 10 square metres and would have a lower dual pitched roof. It projects no nearer sideways towards number 25 Westdale Gardens than the existing property.

The hip to gable alteration and the rear dormer would create an additional 31 square metres which would accommodate the additional bedroom and an en-suite bathroom. The dormer is set in from each side and is also set back from the eaves. It is considered that the dormer and hip to gable still retain subservience to the host property.

The ground floor porch occupies the similar space / footprint to the front as the existing porch, this then steps in from the front at first floor. The porch would measure 4 square metres, with the sensory room above measuring 3 square metres. The front extension therefore would not extend beyond the original front and side elevations of the property and is considered subordinate, particularly as many properties already have similarly scaled porches.
It is considered that the extensions accord with policies DC1, DM1 and SP1 and are considered subservient to the host dwelling and sited and scaled appropriately.

Design and visual amenity - The works would utilise materials to match the existing dwellinghouse including render, red roof tiles, hanging tiles to the dormer and uPVC windows

and doors. A condition to that effect would be attached to any consent granted. The first- floor element to the rear would have a dual pitched roof, with the dormer having a flat roof. The first - floor extension to the front has a dual pitched roof with a gable front, which mirrors the features on the front elevation. The windows proposed in the northern elevation would be obscurely glazed, with the only other windows overlooking the front and rear of the property over the applicants own garden area. The dormer would be clad in matching tiles with a flat roof and 2 windows, and the front roof slope of the existing property would contain 1 rooflight, projecting no more than 15cm from the plane of the slope.
Due to the siting at the rear and the relatively narrow gap between these properties, the dormer and the first- floor extension would not be readily visible from the highway and the porch is relatively standard in design and scale, the first- floor front extension mirrors the existing front elevation hence neither would form prominent features within the street scene of Westdale Gardens.
The hip to gable alteration is not a common feature within the street scene, however, one has recently been approved together with similar extensions and a dormer at number 4 Westdale Gardens. The fallback position could be a hip to gable and a dormer alteration could be carried out under permitted development. It is considered that as the design is in-keeping with the rest of the property and the proposed materials are to match the appearance of the existing property, the revised proposal is considered acceptable and is not thought to significantly harm the visual amenity of the house nor the character of the area within which it is located, pursuant to policies DC1, DM1 and SP1.

Residential amenity – The revised scheme has been designed to reduce the massing of the extensions against the common boundaries. The rear first floor extension has now been pulled in off the common boundary with number 21 Westdale Gardens, with only the existing single storey being along that boundary. There are no windows proposed along that elevation. There are no extensions along the common boundary with number 25, and, whilst the hip to gable and dormer extension increases the volume of the property, it takes the house no closer to number 25 Westdale Gardens than existing. There would be 2 additional small windows on the gable, these would be obscurely glazed and would only be serving the en-suite to the loft bedroom and the stairwell to the loft. It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

Conclusion - The proposal complies with policies DM1, DC1, SP1 and the NPPF, no objections to the proposal were received from either round of consultations. It is not considered that the proposal causes significant harm to the level of amenity currently enjoyed by neighbouring occupiers nor results in a detrimental impact upon the character of the property itself or the area within which it is located.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution. The application has been assessed against both national and local policies and appropriate conditions have been attached to the consent.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
A101 Rev P2- Proposed location and site Plan 9th March 2022
A104 Rev P2- Proposed Floor Plans 9th March 2022
A105 Rev P2- Proposed Elevations 9th March 2022
A106 Rev P2- Proposed Sectional Floor Plans 9th March 2022
A107 Rev P2- Proposed 3D Elevations 9th March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extensions, dormer and hip to gable alteration hereby permitted shall match those of the existing building in type, size, colour and texture including patching in and mortar as stated on the submitted application form and elevational drawings.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the extension hereby approved the windows within the northern elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

25 Westdale Gardens, Manchester, M19 1JA
74 Shawbrook Road, Manchester, M19 1JE
68 Westdale Gardens, Manchester, M19 1JD
21 Westdale Gardens, Manchester, M19 1JA
19 Westdale Gardens, Manchester, M19 1JA
17 Westdale Gardens, Manchester, M19 1JA
70 Westdale Gardens, Manchester, M19 1JD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH